

**EL DORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: June 9, 2016

Staff: Mel Pabalinas

PLANNED DEVELOPMENT

FILE NO.: PD15-0003/El Dorado Hills Memory Care (The Pavilions)

APPLICANT: Family Real Property

AGENT: JDA Architects

REQUEST: Planned Development Permit for the Phase 1 construction and operation of a memory care facility with a total of 36 beds within a 27,613 square foot building served with on-site parking, landscaping, and pedestrian walkway.

LOCATION: Southwest corner of Green Valley Road and Francisco Drive, in the El Dorado Hills area (Exhibit A); Supervisorial District 1.

APN: 124-140-33 (Exhibit B)

ACREAGE: 6.85 acres

GENERAL PLAN: Commercial (C)

ZONING: Community Commercial-Planned Development (CC-PD) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d);
3. Approve Planned Development PD15-0003 based on the Findings and subject to the Conditions of Approval as presented; and

4. Adopt a map amendment removing a portion of a vehicular access restriction recorded along Green Valley Road.

EXECUTIVE SUMMARY

The Planned Development (PD) Permit for El Dorado Hills Memory Care would authorize the construction and operation of a memory care facility providing for the long-term medical care of seniors with Alzheimer's and dementia condition in a fully-staffed and monitored environment. Built in two phases, the facility would house a total of 64 beds within a 40,677 square foot building with Phase 1 encompassing 36 beds within 27,613 square feet of the facility in 2.2 acres of disturbed area, while Phase 2 would compose of the remaining 28 beds within 13,044 square feet in 1.4 acres of disturbed area. Phase 1 would be authorized under this permit, while Phase 2 would require a separate future permit submittal.

PROJECT DESCRIPTION

Project Location and Surrounding Land Uses

The project site is vacant and is located at the southwest corner of Green Valley Road and Francisco Drive within the El Dorado Hills area (Exhibit E). Cambria Way, which is partially a County maintained road, borders the southern perimeter of the site and intersects with Francisco Drive to the east. The site is bordered by existing commercial development to the north, east, and west and residential development to the south.

Facility Siting and Construction: As illustrated in Exhibits F and G, the proposed Phase 1 facility building is proposed to be made of stucco construction depicting a Craftsman architectural style exterior with roofing and siding of earth tone colors. The building will be sited in excess of the minimum building setbacks required by the zone district (10-foot front yard along Green Valley Road, 10-foot secondary front yard along Francisco Drive, five foot internal side yard to the western perimeter, and 30-foot rear yard along Cambria Way).

At a finished pad elevation of 615 feet, the 24.5 foot-tall building would have a maximum elevation height 639.5 feet (Exhibit N). The building would be visible along Green Valley Road (elevation range of 584-614 feet) and partly visible along Francisco Drive (elevation range of 625-645 feet) and Cambria Way (619-640 feet). The installation of landscaping along the perimeter of the facility, within the planter areas of the parking lot, and undeveloped portions of the site would provide additional vegetative screening to the facility (Exhibit I).

Exhibit H illustrates the interior layout of the facility depicting the individual resident's room, indoor activity areas, kitchen facility, and outdoor activity area located in an interior courtyard area portion of the building.

Exhibit J illustrates the proposed lighting installed in the parking lot area and along the walkways and driveway aisles. A trash and recycle enclosure shall be constructed initially on the northern side of the facility in Phase 1 but would be relocated along the southern

perimeter of the building in Phase 2. The vacated area from the initial trash enclosure site would be converted into two to three parking stalls in Phase 2.

Exhibit K depicts the externally lit monument sign depicting “The Pavilion” for the facility to be installed at the primary entrance off Green Valley Road. The 7-square foot sign shall be installed on a wood frame construction mounted a pre-cast decorative concrete with an overall dimensions of 8’-6” wide x 7’-6” tall x 3’-0” deep.

Access, On-site Circulation, and Parking: The facility would have two points of access. Access along Green Valley Road would be right-in/right out and has a 30-foot wide aisle. This aisle would connect to a 22-foot wide aisle along the eastern perimeter of the facility as it proceeds southerly to the secondary access along Cambria Way, a right-in/right out/left-in access measured at 30-foot wide. To obtain site access via Green Valley Road, a recorded access restriction imposed along the road would be modified through a map amendment (Exhibit L).

A total of 15 stalls would be built in Phase 1. These stalls are strategically located along the northern and eastern perimeter of the facility away from the residential subdivision to the south and to minimize additional oak tree impacts. A 4-foot wide internal pathway shall be constructed around the facility providing pedestrian circulation within the site. A section of the pathway connects to the existing 8-foot wide sidewalk along Green Valley Road. Additional safe pedestrian connectivity to the facility from the east and south would be provided with the construction of 6-foot wide sidewalks along Francisco Drive and Cambria Way.

Utilities and Infrastructure: Water and sewer services will be provided by El Dorado Irrigation District (EID). As illustrated in Exhibit M, a network of 8-inch water and 12-inch sewer lines shall be constructed connecting to the existing service stubs along the perimeter of the site, in accordance with EID’s construction standards.

Exhibits M and N illustrate the proposed network of drainage facilities that would be constructed for the conveyance of storm drainage on- and off-site. These facilities would include culverts, retaining walls, inlets and ditches. Construction of these facilities shall be subject to the County’s design and improvement manual. No waters of the U.S. on the site would be impacted by the development.

Site Improvements: Exhibit N illustrates the site improvements which include construction of frontage improvements such as sidewalk, curb and gutter, encroachment, driveway aisles, wet and dry utilities, and the establishment of the building pads. A total of six retaining walls of various location, height, and length would be constructed in support of the driveway and pad preparation, construction of drainage infrastructure, and stabilizing the existing sloped areas. Phase 1 would disturb a total of 2.2 acres of the site.

In preparation for the grading, disturbance of the site would involve the removal of a portion of the existing oak canopy. Oak canopy impacts are regulated under General Plan Policy 7.4.4.4 Option A and its Interim Interpretive Guideline. As discussed in the Initial Study, the combined oak canopy impacts of Phases 1 and 2 would not meet the requirements of the policy; however, Phase 1 has been designed consistent with the policy and would be solely authorized under this Planned Development Permit. Specifically, a

total of 0.58 acres of the existing 3.14 acres of the oak canopy would be removed in Phase 1 with the remaining 2.56 acres of the canopy to be preserved (Exhibit O). The removed canopy would be replaced through the planting of 18 oak saplings resulting in 0.7 acres of coverage at its mature stage (Exhibit O and I).

Phase 2 Planned Development Permit

As discussed above, given the limitations associated with oak canopy impact, implementation of Phase 2 would require a separate Planned Development submittal. Phase 2 would include the construction and operation of the remaining 13,044 square feet of the facility that would house a total of 28 beds. The easterly portion of the drive aisles would be realigned and widened to 30 feet but narrows back to 22-foot wide as it connects to Cambria Way and extends around the western perimeter of the facility. The driveway widens to 30-foot wide as it connects to the entrance along Green Valley Road. Fourteen additional parking stalls would be built coinciding with the construction of the re-aligned Phase 2 driveway and relocation of the trash enclosure. The anticipated disturbance is 1.4 acres.

The Planned Development Permit for Phase 2 would be analyzed for consistency with the oak canopy retention and replacement standards under General Plan Policy 7.4.4.4 Option and its Interim Interpretive Guideline. The anticipated oak canopy impacts associated with this phase is 0.95 acres, which exceeds the maximum required removal under the policy, and therefore would not meet the required minimum retention. Alternatively, the applicant may elect to submit for the permit when the provisions under Oak Resources Management Plan have taken effect which provides for an in-lieu fee payment option for mitigating oak canopy impacts.

ANALYSIS

Planned Development Permits are required to be consistent with the applicable policies of the General Plan, provisions of the Zoning Ordinance and verified for compliance with the California Environmental Quality Act (CEQA). Details of consistency analysis discussion are provided in the *Findings* section of the staff report. The following is a summary of the consistency analysis.

General Plan: The project is consistent with the applicable policies of the General Plan. The project is located in the El Dorado Hills Community Region and in a Commercial land use designation where this type of facility is anticipated to occur. The facility has been designed to be compatible with the existing uses in the area, would be served by existing public utility services, would minimize unnecessary impacts, and preserve existing resources on site. This memory care facility would provide for a specialized medical service which the applicant has determined to be in demand in El Dorado Hills.

Zoning: The project is consistent with the Zoning Ordinance including provisions under the Community Commercial Zone District (Chapter 130.22), Planned Development (Chapter 130.28) and Parking and Loading (Chapter 130.35). Subject to a Planned Development Permit, the facility is an allowed use under the zone district and meets the minimum development standards including building setbacks, height, coverage, on-site parking, and landscaping.

As discussed in the *Findings*, staff concludes that the required findings can be made to support the Phase 1 Planned Development Permit for the El Dorado Hills Memory Care.

Environmental Review: An Initial Study has been conducted to determine if the proposed project would have potential significant impacts on the environment, in accordance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit P). The Initial Study analyzes the impacts from the construction of the entire facility but stipulates that only Phase 1 would be authorized under this Planned Development Permit. As applicable the future Planned Development Permit for Phase 2 would may utilize this document.

This Initial Study used various technical studies submitted for the project including an Air Quality Analysis/Greenhouse Gas Analysis, Traffic Impact Analysis, Biological Resources Assessment, and an Environmental Noise Assessment. Based on the Initial Study, a Mitigated Negative Declaration has been prepared as specific impacts to Biological Resources (sensitive bird and raptor habitat, on-site riparian areas, and oak canopy) have been identified requiring mitigation measures to minimize the effects to a less than significant level. These measures are included in the Mitigation Monitoring Reporting Program (MMRP), which is attached with the Initial Study.

Note: This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.). In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$2,210.25 after approval, but prior to the County filing the Notice of Determination on the project. This fee plus a \$50.00 administration fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,210.25 is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost of managing and protecting the State's fish and wildlife resources.

Conditions of Approval: The project has been reviewed for conformance to applicable regulatory agency standards. These agencies include the El Dorado Hills Fire Department, El Dorado County Transportation Division, County Surveyor's Office, Environmental Health Management, and Air Quality Management District. To ensure orderly implementation of the project, applicable agency requirements are recommended as conditions in the Conditions of Approval. The conditions of approval also include the mitigation measures from the MMRP.

The project was reviewed and recommended for approval by the El Dorado Hills Area Planning Advisory Committee (APAC) with a 4-0 vote (Exhibit Q).

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Location Map
Exhibit B.....Assessor’s Parcel Map
Exhibit C.....General Plan Land Use Map
Exhibit D.....Zone Map
Exhibit E.....Aerial Map
Exhibit F.....Site Plan
Exhibit G.....Elevation Plan
Exhibit H.....Floor Plan
Exhibit I.....Preliminary Landscape Plan
Exhibit J.....Preliminary Photometric Plan
Exhibit K.....Monument Sign
Exhibit L.....Modification to Access Restriction
Exhibit M.....Utility Plan
Exhibit N.....Preliminary Grading and Drainage
Plan
Exhibit O.....Tree Preservation Plan
Exhibit P.....Proposed Mitigated Negative
Declaration and Initial Study
Exhibit Q.....El Dorado Hills Area Planning
Advisory Committee Letters; July 10,
2015 and July 2, 2015